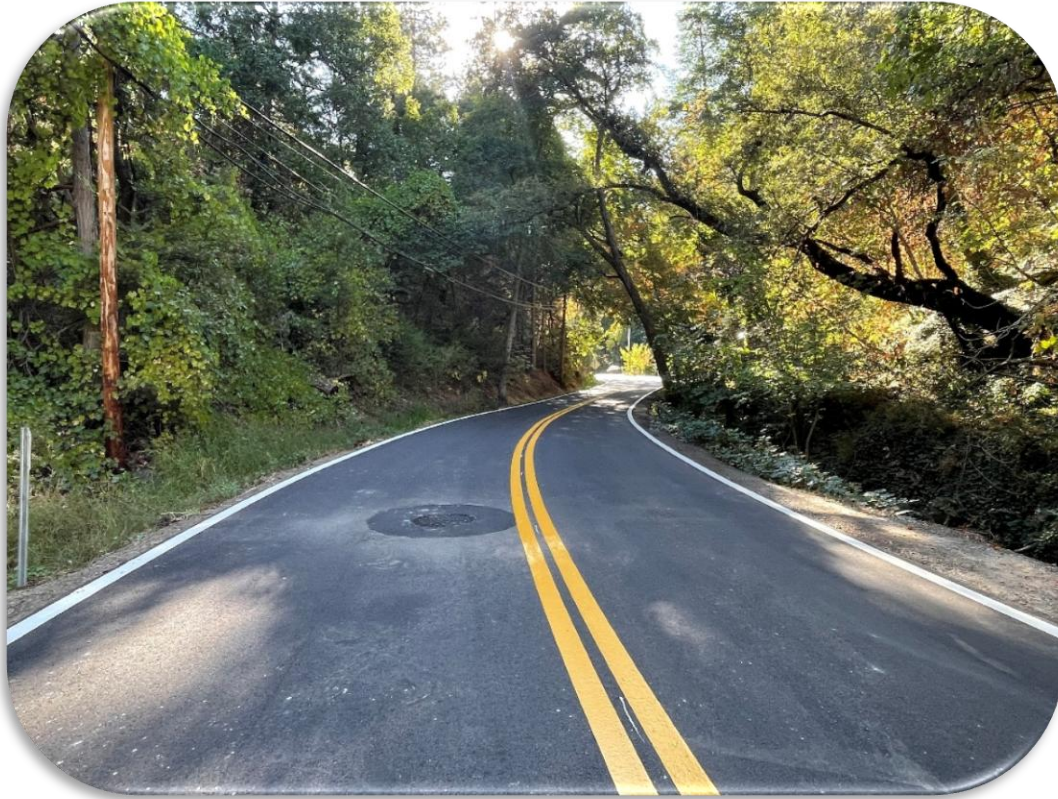


CITY OF PLACERVILLE



Smith Flat Road

ADOPTED CAPITAL IMPROVEMENT PROGRAM BUDGET FISCAL YEAR 2026/2027

CITY OF PLACERVILLE
ADOPTED CAPITAL IMPROVEMENT PROGRAM BUDGET 2026/2027

CITY COUNCIL

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Ryan Carter
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CITY ATTORNEY

Mona Ebrahimi

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Dan Maciel, Acting Chief of Police
Denis Nishihara, Director of Community Services
Melissa Savage, City Engineer
Nick Stone, Director of Public Works
Natalie Tornincasa, Director of Finance

CAPITAL IMPROVEMENT PROGRAM POLICY

Each year the City faces the challenge of meeting infrastructure and equipment needs with limited financial resources. The Capital Improvement Program Budget is designed to address the larger financial investments that are required to maintain and expand public facilities and infrastructure. Ongoing service delivery can be assured only if adequate consideration is given to capital needs including capital asset replacement. If the City were to fail in maintaining its capital assets, facilities and infrastructure will deteriorate until costly, constant maintenance is required, service levels are threatened, and community growth stagnates or even declines.

- In contrast to the Operating Budget, the Capital Improvement Program is a multi-year planning document. With respect to capital projects, it sets our goals for the next few years within what we believe to be realistic revenue projections.
- Capital assets are defined as a new or rehabilitated physical asset that is nonrecurring, has a useful life of five years or more, and is expensive to purchase. Capital projects are undertaken to acquire a capital assets. Examples of capital projects include construction of public facilities, major street improvements, and the acquisition of large pieces of equipment.
- Each project, shown within this document, indicates the potential funding sources based upon a number of restrictions that are common to local government revenue sources. As an example, we can build roads with gas tax funds and development impact funds, but not with park development funds.
- The funding strategy for the capital improvement program is to use all available restricted funds before general capital improvement funds. This maintains the City's flexibility to fund priority projects without regard to the source of revenues.
- Because of limited resources, the City's strategy during the last several years has been to contribute any carry-over from the prior year's operating budget to the General Capital Improvements Fund. This is the only true source of unrestricted capital improvement funds within the City. With the backlog of building maintenance projects, the City's goal is to someday allocate a percentage of sales tax revenues to be used only for capital improvements. This will assure long-term financial health of the City.

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2029-2037 7th Cycle Housing Element (CIP #42701):

DESCRIPTION:

Since 1969, California has required all cities and counties to plan for the housing needs of their entire community, including all income levels. This is accomplished by adopting a housing element as part of the City’s general plan. The general plan serves as the long-range blueprint for the City’s growth and development and consists of eight mandatory elements: land use, transportation, conservation, noise, open space, safety, environmental justice, and housing.

Preparation for the 7th cycle housing element (covering the planning period 2029–2037) is now underway. SACOG is currently developing technical assistance programs to support jurisdictions. Because all California cities and counties must update their housing elements on the same schedule, the city needs to secure a qualified consultant and begin work on the 7th cycle housing element in early 2027.

COST SUMMARY:

Construction	\$	-
Architecture/Engineering		-
Environmental Document		60,000
Right-of-Way Acquisition		-
Inspection/Testing		-
Subtotal		60,000
Contingency		-
Total Estimate	\$	60,000

POTENTIAL FUNDING SOURCES:

General Fund	\$60,000
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IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:

The preparation and certification of a Housing Element typically take 18 months to 2½ years. This initial funding request is intended to kick-start the project. Staff is currently preparing a Request for Proposals (RFP) for a qualified consultant. While the final cost has not yet been determined, the estimated total cost for the Housing Element update is approximately \$120,000, with roughly half (\$60,000) budgeted in FY 2026/27 and the remainder in FY 2027/28.

ALTERNATIVES:

Identify alternative funding sources, as completion of the Housing Element is a state-mandated requirement. Failure to adopt a compliant Housing Element can result in significant penalties and loss of local control over housing and development decisions.

Generator Roof Enclosure (CIP #42702):

DESCRIPTION:

At the Hangtown Creek Water Reclamation Facility, leaks have developed in the roof of the 2006 Caterpillar plant generator enclosure which have led to damaged equipment and generator repair costs. This project will provide a budget for repair and/or replacement as deemed necessary to re-seal or replace or enhance enclosure roof sections.

COST SUMMARY:

Construction	\$	10,000
Engineering/Staff Time		-
Environmental Document		-
Inspection/Testing		-
Subtotal		10,000
Contingency		-
Total Estimate	\$	10,000

POTENTIAL FUNDING SOURCES:

Measure H Fund	\$10,000
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IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:

Avoid additional repair costs due to water intrusion (\$3,000+).

ALTERNATIVES:

There are no real feasible or cost-effective alternatives.

Drying Bed Restoration (CIP #42703):

DESCRIPTION:

Historically Public Works has utilized the drying beds at the Water Reclamation Facility as a staging area to store material removed during sewer spills and sewer related construction activities. During discussion with Water Reclamation Facility staff and investigation of the drying beds, Public Works Department staff determined that the current drying beds have suffered damage over the years that needs to be repaired. This project would repair damaged pipes and replace the current drying bed material with a concrete basin.

COST SUMMARY:

Construction	\$	40,000
Architecture/Engineering		5,000
Environmental Document		-
Right-of-Way Acquisition		-
Inspection/Testing		5,000
Subtotal		50,000
Contingency		-
Total Estimate	\$	50,000

POTENTIAL FUNDING SOURCES:

Sewer Enterprise Fund	\$50,000
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IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:

This project will save time and money by allowing staff to stage material prior to staff hauling the material to its destination. Costs for the 3rd hauling is considerably more than hauling it in house.

ALTERNATIVES:

Defer to a later date.

Old Water Plant Fence (CIP #42704):

DESCRIPTION:

The chain link fence that is located at the old water plant on Pardi does not currently surround the property. This allows for trespassers to easily access the property, they just walk a short distance to the unfenced area to gain access. The building has been vandalized and broken into several times. There are also old basins located on the property that could be a liability if the property isn't securely fenced.

COST SUMMARY:

Construction	\$	30,000
Architecture/Engineering		-
Environmental Document		-
Right-of-Way Acquisition		-
Inspection/Testing		-
Subtotal		<u>30,000</u>
Contingency		<u>-</u>
Total Estimate	\$	<u>30,000</u>

POTENTIAL FUNDING SOURCES:

Water Enterprise Fund	\$30,000
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IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:

This project will save money by preventing vandalism to City facilities and avoiding potential safety issues.

ALTERNATIVES:

Defer to a later date.

Crafco Crack Sealer (CIP #42705)

DESCRIPTION:

2026 Crafco 125 Diesel Supershot Crack Sealer

POTENTIAL FUNDING SOURCES:

Measure L Fund	\$ 78,361
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IMPACT ON ANNUAL MAINTENANCE AND OPERATION COSTS:

Currently the Public Works Department rents a crack sealer for approx. a week every year. Crack sealing is one of the most cost efficient and easiest ways to extend the life of streets.

ALTERNATIVES:

Continue to rent the equipment.

City of Placerville
Adopted Capital Improvement Program Budget Summary
Fiscal Year 2026/2027

Project	General Fund	Measure L Fund	Water Enterprise Fund	Sewer Enterprise Fund	Measure H Fund	Total Projected Cost
2029-2037 7th Cycle Housing Element (CIP #42701)	60,000	-	-	-	-	60,000
Generator Roof Enclosure - Water Reclamation Facility (CIP #42702)	-	-	-	-	10,000	10,000
Drying Bed Restoration - Water Reclamation Facility (CIP #42703)	-	-	-	50,000	-	50,000
Old Water Plant Fence (CIP #42704)	-	-	30,000	-	-	30,000
Placerville Drive Bridge Replacement (CIP #41410)	-	750,000	-	-	500,000	1,250,000
Placerville Drive Bicycle & Pedestrian Facilities - Phase 1 (CIP #41816)	-	1,360,000	-	-	-	1,360,000
Annual Storm Drain Compliance (CIP #42212)	-	20,000	-	-	-	20,000
2026 Crafco 125 Diesel Supershot Crack Sealer (CIP #42705)	-	78,361	-	-	-	78,361
Sewer Enterprise Fund Debt Service	-	-	-	-	516,070	516,070
Measure H Fund Construction Reserve	-	-	-	-	479,757	479,757
Measure L Fund Construction Reserve	-	853,294	-	-	-	853,294
Total	\$ 60,000	\$ 3,061,655	\$ 30,000	\$ 50,000	\$ 1,505,827	\$ 4,707,482